

thirtieth street architects inc.

Correspondence
Item No. 2a
Hormann Residence
PA2013-086

founding principals
john c. loomis, architect
james c. wilson, architect

principal
elwood l. gullely, architect

August 21, 2013

Mr. Ben Zdeba, Planning Department
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92663

Re: Hormann Residence Variance Application
417- 419 E. Balboa Boulevard
PA2013-086

Dear Ben:

I have found an error in our area summary that affects the % increase of the proposed project. We had inadvertently subtracted the area of this building that we intend to demo as part of the work. The correct summary is attached that lowers the % of the requested addition to 104% of the existing.

If you have any questions regarding the above, please do not hesitate to contact me.

Very truly yours,



John C. Loomis
Principal

cc: Greg & Sharon Hormann

LOT DATA			
DESCRIPTION	REQUIRED/ ALLOWED	EXISTING	PROPOSED
LOT AREA (SQ. FT.)	5,000	2,850	2,850
MAX. BUILDING HEIGHT:			
FLAT ROOF	24'-0"	+/- 18'-0"	N/A
SLOPED ROOF; MIN. 3:12	29'-0"	N/A	29'-0"
SETBACKS:			
FRONT	5'-0"	1'-5"	1'-5"
SIDE YARD (WEST)	3'-0"	0'-0"	3'-0" (N) ADDITION
SIDE YARD (EAST)	3'-0"	0'-0"	3'-0" (N) ADDITION
REAR (ALLEY)	5'-0"	54'-0"	5'-0"

PROJECT DATA			
DESCRIPTION	EXISTING (SF)	PROPOSED (SF)	TOTAL (SF)
LIVING AREA:			
FIRST FLOOR	1,127	195	1,322
SECOND FLOOR	*778	947	1,605
THIRD FLOOR	0	502	502
SUB-TOTAL:	1,905	1,644	3,429
GARAGE:	0	345	345
TOTAL:	1,905	1,989	3,774
BUILDABLE AREA (SF) = 2 x [(85' x 24') - 306 SF] = 3,774 SF			
DECKS:			
FIRST FLOOR	0	0	0
SECOND FLOOR	353	187	540
THIRD FLOOR	0	608	608
TOTAL:	353	795	1,148

* 120 SF TO BE DEMOLISHED FROM (E) SECOND FLOOR

OPEN VOLUME	
LOCATION	TOTAL (SF)
FIRST FLOOR	239
SECOND FLOOR	187
TOTAL	426
TOTAL REQUIRED OPEN VOLUME (SF) = 15% x (85' x 24') = 306 SF	